

BOOK 3587 PAGE 0129

WE, KEITH D. KING and LANA G. KING a/k/a LANA KING

of 4 Sunset Court, Amherst, Hampshire 012284 County, Massachusetts,

being ~~un~~married, for consideration paid, and in full consideration of ONE HUNDRED NINETY THOUSAND (\$190,000.00) DOLLARS

grants to EDWARD S. PHINNEY and MARY CATHERINE PHINNEY, husband & wife,
as tenants by the entirety
of 93 Shutesbury Road, Leverett, Franklin County, Mass. with warranty ~~survivors~~
the land in

[Description and encumbrances, if any]

See Exhibit "A" Attached Hereto & Incorporated Herein.

DEEDS REG 13
HAMPSHIRE

07.06/90

CANCELLED

TAX 366.40
CHECK 666.40

0001A306 13:23
ENCLOS. TAX

Witness our hand and seals this 6th day of July, 1990

Keith D. King

Lana G. King a/k/a Lana King

The Commonwealth of Massachusetts

Hampshire

ss.

July 6, 1990

Then personally appeared the above named Keith D. King and Lana G. King a/k/a
Lana King
and acknowledged the foregoing instrument to be their free act and deed before me

LINDA Notary Public — JESSIE BARNES
S. FIDNICK

My commission expires May 22 1992

(*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

(Please print or type)

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EXHIBIT "A"

the land in Amherst, Hampshire County, Massachusetts, with the buildings thereon, situated on the westerly side of McClure Street, and being Lot No. 4 on Plan of Lots of The Colonial Construction Corporation, recorded in Hampshire County Registry of Deeds, Plan Book 18, Page 20, and more particularly bounded and described as follows:

Beginning at the northeasterly corner of the tract herein described, at the intersection of the westerly side of McClure Street and the southerly side of a roadway as shown on said plan, marked by a stone bound; thence Southerly along the westerly side of McClure Street, sixty-five (65) feet more or less, to the southeast corner of the tract herein described, it being the northeasterly corner of Lot No. 2 as shown on said plan, marked by an iron pin, which point is three hundred thirty-two and five-tenths (332.5) feet, more or less, northerly from Fearing Street Extension; thence Westerly along Lot No. 2 on said plan, one hundred nine and three-tenths (109.3) feet, more or less to the southwesterly corner of the tract herein described, it being the northwesterly corner of Lot No. 2; thence Northerly along Lot No. 3 as shown on said plan, sixty-three and five-tenths (63.5) feet, more or less, to the southerly side of the roadway as shown on said plan, which point is marked by an iron pin; thence easterly along the southerly side of said roadway, one hundred eight (108) feet, more or less, to the point of beginning.

Meaning hereby to convey the entire lot numbered four (4) on said plan, whether the measurements shown on said plan conform to the measurements shown in this deed or not. Being more particularly shown and described on plan entitled, Plan of Land in Amherst, Mass., belonging to Maxwell H. and Shirley A. Goldberg, dated April 22, 1948, recorded with the Hampshire County Registry of Deeds, in Plan Book 31, Page 47.

Also conveying a right of way to pass and re-pass on foot or with vehicle over said roadway from McClure Street to Sunset Avenue, sometimes called Westcott Street, said roadway being twenty (20) feet more or less, in width and two hundred sixteen (216) feet, more or less, in length.

For title see deed of Darlene J. Palewitz to Keith D. King and Lana G. King recorded with Hampshire County Registry of Deeds dated November 3, 1986 at Book 2845, Page 136.

Hampshire ss. July 6 1990 at 1 o'clock and 25 minutes P.M., Rec'd ent'd and
(MONTH) (DAY)
exam'd with Hampshire Reg. of Deeds, Book 3587 Page 129
Attest _____
REGISTER

4 Sunset Court, Amherst, Massachusetts